THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315313** Bill Garrett Davidson County Batch# 79919 **DEEDWARR** 04/12/2018 08:45:23 AM 3 pgs Fees: $18.00 Taxes: $1,195.10 20180412-0034308	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $323,000.00. Affiant Subscribed and sworn to before me, this 10th day of April, 2018. Notary Public My Commission Expires: SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Dirk Pierce and Maria G. Pierce 1101 Seymour Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-05-0-193.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Whitney Cupples, married woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dirk Pierce and Maria G. Pierce, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land being located in Davidson County, Tennessee, being the easterly part of Lot No. 1, on the Plan of Cobb' s subdivision record in Plat Book 332, Page 144, of the R.K. Brown Property, Register' s Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 1 fronts 88 feet on the north side of Seymour Avenue and runs back between lines 47 feet 8 inches on the east side along the west margin of the first alley east of the Gallatin Pike and 53 feet, more or less, on the west line to a south line on Lot No. 2 on which it measures 88 feet.

Being the same property conveyed to WHITNEY FRIX, by deed from CRAIG MUELLER, of record in Instrument No. 20130322-008637, dated March 22, 2013, said Register's Office.

Whitney Frix having since been married and is now known as Whitney Cupples.

Malcolm Cupples joins in this instrument for the purpose of conveying any and all interest in said property, martial or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 083-05-0-193.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Water Line Easement of record in Book 966, page 761, said Register's Office.

This is improved property located at 1101 Seymour Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of April, 2018.

Whitney Cupples

Malcolm Cupples

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Whitney Cupples, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of April, 2018.

SEE ATTACHED NOTARY

Notary Public

My Commission Expires: 05.13.2021

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

On 04.07.18, before me, H.Lyfoung, Notary Public, personally appeared

Whitney Cupples and Malcolm Cupples

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Commission Expires: 13 May 2021

H. LYFOUNG
COMM. # 2196898
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
MY COMM. EXP. MAY 13, 2021

OPTIONAL

Description of attached document:
warranty deed

Number of pages: 3
Document date: 04.07.18